

CITY OF VANCOUVR  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 13, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich

Aldermen Bellamy, Boyce, Ford, Gerard,  
Harcourt, Kennedy, Little,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend D.N. Moffat, of Trinity Baptist Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy  
SECONDED by Ald. Ford

THAT the Minutes of the Regular Council Meeting of March 6, 1979, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard  
SECONDED by Ald. Kennedy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Amendments to the Central Waterfront Official Development Plan

Council, on March 6, 1979, when considering the following reports from the City Manager and various communications dealing with this matter, deferred further consideration to today's meeting to permit the Director of Legal Services an opportunity of providing a legal opinion:

City Manager's reports dated January 29, 1979,  
and March 1, 1979.

Communications from Director of Finance and City Engineer,  
dated March 2, 1979,  
Vancouver Economic Advisory Commission,  
dated February 19, 1979  
Marathon Realty dated March 6, 1979.

Cont'd....

**UNFINISHED BUSINESS (Cont'd)**

## Amendments to the Central Waterfront Official Development Plan (Cont'd)

Council also deferred the following resolution of Alderman P'vil:

"THAT City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 ( amended October 31, 1978), except the maximum development density in F.S.R. Sub-Area 1 be 3.00' and for Sub-Area 2 - 3.25'. " (subsequently not put)

Before Council this day was a report dated March 8, 1979 from the City Manager in which the Director of Legal Services reported on whether or not a new Public Hearing would be necessary to deal with the issue of the "consequential amendments" that need to be made to the Official Development Plan with respect to the F.S.R. due to the deletion of residential uses.

In the report the Director of Legal Services set out the amendments which, in his opinion, do not require a new Public Hearing, as well as those that would require a new Public Hearing.

The City Manager set forth the following alternatives for Council

- " - modify the densities as suggested by the Director of Legal Services and advance the amended by-law and plan to the GVRD in order to amend the regional plan (City Manager recommends this alternative),

or

- refer the matter back to the Director of Planning to consult further with other officials, the Economic Advisory Commission, Marathon and National Harbours Board and prepare a modified by-law, requiring submission to a Public Hearing."

and then recommended that:

- i) The permitted development density suggested for sub-area 1 be amended to reflect only the density then proposed for non-residential uses in the draft Central Waterfront Plan that was considered at the October 31, 1978 Public Hearing, on the understanding that the question of development density will be further reviewed when more detailed plans have been prepared.
  - ii) Recommendations A & B as recommended by the Director of Planning in the City Manager's report dated January 29, 1979 be approved:
    - A) City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).
    - B) The Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

UNFINISHED BUSINESS (Cont'd)

Amendments to the Central Waterfront  
Official Development Plan (Cont'd)

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in his report dated March 8, 1979, be approved.

- CARRIED UNANIMOUSLY

(Ald.Boyce, Little and Marzari excused from voting)

## COMMUNICATIONS OR PETITIONS

1. Sign for Three Vets Ltd.,  
2200 Yukon Street

In a letter dated March 5, 1979, the President of Three Vets Ltd., requested an opportunity to appear before Council regarding the sign for their premises at 2200 Yukon Street. The City Clerk noted that the Director of Permits and Licenses has been requested to submit a report on this matter.

MOVED by Ald. Harcourt

THAT the request of the Three Vets Ltd., to address Council be approved and the delegation be heard when the report from the Director of Permits and Licenses is before Council for consideration.

**- CARRIED UNANIMOUSLY**

## 2. Riley Park and Kensington Libraries

Council noted the following memo, dated February 28, 1979 from the Kensington Area Planner:

"The upcoming reports on proposed library service for Riley Park and Kensington are scheduled to be considered by City Council on Tuesday, April 3. Both the City Planning Department and the Library Board staff will be presenting reports and recommendations. In addition, members of the Library Board and the Riley Park and Kensington N.I.P. Planning Committees have indicated that they would also like to have the opportunity to address City Council. For that reason it would be most appreciated if an evening meeting of City Council could be arranged for April 3.

If you will please let me know if this is possible, I will notify the others concerned."

MOVED by Ald. Rankin

THAT the delegation request be approved for the evening of April 3, 1979 or such other Council meeting date, for which an evening meeting is scheduled.

**- CARRIED UNANIMOUSLY**

**COMMUNICATIONS OR PETITIONS (Cont'd)**

**3. Limit on Delegations  
re Grant Appeals**

In a letter dated March 7, 1979, the President of the Downtown Eastside Residents' Association requested an opportunity of addressing Council this day on the motion of Alderman Little to limit delegations to Council with respect to grant appeals. Delegation requests were also received from the Committee of Progressive Electors and Killarney Champlain Citizens for Action.

MOVED by Ald. Rankin

THAT the delegation requests be approved and representations be heard when this matter is before Council later this day.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little,  
Puil and the Mayor opposed)

4. Site Study -  
Sports Stadium

Hastings Sunrise Action Council in an undated letter requested an opportunity to address Council on Alderman Ford's motion with respect to a site study for the proposed Sports Stadium. The group also submitted a brief on the whole matter of the P.N.E. Multiplex proposal.

MOVED by Ald. Rankin

THAT the delegation request be approved and the delegation be heard when this matter is before Council later this day.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little,  
Puil and the Mayor opposed)

## 5. Lumberman's Arch Refreshment Building Replacement.

Council noted a letter from the Chairman of the Park Board dated March 8, 1979 advising of the following resolution of the Board on March 5, 1979:

"THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Turnbull and Gale Construction Co., Ltd., in the amount of \$169.154, for the replacement of the Lumberman's Arch Refreshment Building."

The City Clerk advised that, should Council agree to the foregoing request, the Director of Finance recommends that \$175,000 be approved in advance as a portion of the Park Board's 1979 Supplementary Capital Budget allocation.

MOVED by Ald. Puil

THAT the request of the Park Board be approved, and the funds be approved in advance as a portion of the Park Board's 1979 Supplementary Capital Budget allocation.

**- CARRIED UNANIMOUSLY**

COMMUNICATIONS OR PETITIONS (Cont'd)

## 6. Revisions to Townhouse Guidelines for RT-2, RT-4 District Schedules

Council noted delegation requests from Messrs. Edward Ratsoy, Don Matheson and Don Ryder to address it at its meeting on March 20, 1979 when the report of the Standing Committee on Planning and Development on Revisions to Townhouse Guidelines for RT-2, RT-4 District Schedules is before it.

MOVED by Ald. Kennedy

THAT the delegation requests from Messrs. Edward Ratsoy, Don Matheson and Don Ryder be approved and representations be heard at the Council meeting on March 20, 1979.

**- CARRIED UNANIMOUSLY**

## 7. Governmental Review Commission

Council, on January 16, 1979, deferred consideration of a motion of Alderman Rankin on Electoral Reform and a number of requests to speak to this motion, pending the Mayor's report on the Governmental Review Commission. Therefore, before Council this day was Alderman Rankin's motion on Electoral Reform, requests from fifteen individuals and organizations to make representation before Council on the Ward System at an evening meeting and a memorandum from the Mayor dated March 9, 1979 on the Governmental Review Commission. The memorandum from the Mayor contained general comments, terms of reference, time frame and process and authority.

MOVED by Ald. Rankin

THAT the delegation requests on this matter be heard at a special evening Council meeting and, therefore, the various related items before Council this day be deferred to that evening meeting.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little  
Puil and the Mayor opposed)

Council then agreed to deal with the motion of Alderman Rankin and it was, therefore,

MOVED by Ald Rankin

THAT Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision;

FURTHER THAT Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little,  
Puil and the Mayor opposed)

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

## Governmental Review Commission (Cont'd)

MOVED by Ald. Puil

THAT the following Terms of Reference, recommended by the Mayor,  
be amended and then approved as follows:

- " 1. a consideration of the merits of the present 'at large' system as well as of some form of a ward system for Vancouver, and the implications that may be involved, including consideration of the plebiscite results in 1973 and 1978. If a form of ward system is recommended, then the Commission should extend consideration to the elements of such a ward system, including the number of wards, ward boundaries, and other relevant matters. Options should be brought forward in any event.
  - 2. the size of the City Council;
  - 3. the length of the term of office of Council Members and the frequency of elections;
  - 4. qualifications for candidacy;
  - 5. the role and powers of the Mayor and Council."

FURTHER THAT the following Process and Authority of the Commission, as recommended by the Mayor, be amended and approved as follows:

- " 1. Select a Chairman and Vice-Chairman among themselves;
  - 2. Advise of their estimated staff and budget requirements;
  - 3. Hold Public Hearings to allow full opportunity for all persons and groups to be heard - including members of Council;
  - 4. Authorize such review, research and comparison as the Commission may consider helpful.
  - 5. The Commission to have the right to make recommendations to Council on any modifications to its Terms of Reference.

A recorded vote was requested and taken and the City Clerk announced the result as follows:

<u>FOR</u>	<u>AGAINST</u>
Aldermen Bellamy	Aldermen Harcourt
Boyce	Marzari
Ford	Rankin.
Gerard	
Kennedy,	
Little	
Puul	
Mayor Volrich	

The motion was declared CARRIED.

MOVED by Ald. Marzari

THAT the membership of the Commission include representatives of labour, community groups, agencies such as The United Way, local merchants, multi-cultural groups, universities and the Board of Trade.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

Regular Council, March 13, 1979.

7.

DELEGATIONS

1. Black Solidarity Association

Council, on February 13, 1979, in addition to approving a number of other recommendations from the Community Services Committee, approved the following:

- THAT the Chairman meet with all principals involved to try and find a satisfactory solution and report back as soon as possible.
- THAT the Chairman investigate with the Police, enforcement of Section 52 of the Liquor Act and report back on screening activities in Misty's and Sugar Daddy's for the next few months.
- THAT the Chairman investigate with the Black Solidarity Association complaints against clubs and report back to Council."

The Chairman of the Community Services Committee submitted to Council this day, a report of his meeting on March 1st 1979 with representatives of the Black Solidarity Association, the management of Misty's, Sugar Daddy's and the Candy Store Cabarets and their legal representatives, City officials and members of the City Police Department.

As previously agreed by Council Ms. Delicia Crump, representing the Black Solidarity Association, addressed Council and submitted a brief putting forward the position of the Association. The brief requested that Council uphold the laws of the City with respect to discrimination and revoke the licenses of the establishments involved.

MOVED by Ald. Rankin

THAT the Director of Legal Services be requested to prepare a by-law to amend the City's Licensing By-law as follows:

- a) That clubs clearly display their entrance requirements pertaining to a dress code; and  
that the following identification requirements be posted:
  - i) where age of a person seeking admission to a cabaret is an issue, Section 23 of the Liquor Act Regulations shall apply;
  - ii) that for any other concern, one piece of picture identification or two pieces of non-picture identification shall be required to be produced.
- b) That bouncers and managers of cabarets wear identifying nameplates to be visible at all times, containing their first name and a number, and that the management of the club be required to maintain a list available to City Officials providing the full identification of the persons wearing each nameplate.
- c) That persons who are refused admittance to a cabaret be given the reason for such refusal by the management of the cabaret.

Cont'd....

Regular Council, March 13, 1979. . . . .

8.

**DELEGATIONS (Cont'd)**

Black Solidarity Association (Cont'd)

- d) That the following paragraph from the City racial discrimination by-law be clearly displayed at the entrance to all cabarets;

"No person holding or required to hold a license for the carrying on of any trade, business or occupation under the provisions of any by-law of the City of Vancouver shall refuse to sell goods or furnish any service or supply any accommodation, to a person by reason only of such person's race, creed or colour."

- CARRIED

(Ald. Kennedy and Puil opposed to recommendation 'c')

MOVED by Ald. Rankin

THAT the representation, and the brief from the organization, be received and the brief be considered when Council has received the decision of the Human Rights Commission investigation currently underway.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and Puil opposed)

## Recognition

The Mayor presented a Certificate of Appreciation to Mr. Joseph A. Magri, who retired recently from the Sewers Department, in recognition of his 32 years and 8 months service with the City.

The Council recessed at 4:10 p.m., to reconvene in Open Council in the Council Chamber at 4:30 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Downtown Community Health Society - City Takeover

Council noted a delegation request from the Chairman and Vice-Chairman of the Downtown Community Health Society for a representative to address it this day on the report of the City Manager, dated March 9, 1979 on the request from the Minister of Health that the City of Vancouver assume administrative responsibility for the operation of the clinical services currently provided by the Society.

MOVED by Ald. Puil

THAT the request be approved and the agenda be varied to consider the City Manager's report on this matter and to hear representations from the Downtown Community Health Society.

**- CARRIED UNANIMOUSLY**

Cont'd....

**COMMUNICATIONS OR PETITIONS (Cont'd)**

Downtown Community Health Society  
City Takeover (Cont'd)

Miss K.O'Shannacery addressed Council on behalf of the Society and filed a brief protesting the proposed assumption by the City of administrative responsibility for the operation of the clinical services provided by the Society. The brief requested that a special meeting of the Standing Committee on Community Services be held to review all matters pertaining to this proposed takeover and to justify the proposed administrative changes.

Reference was made to a letter from the First United Church (which had been circulated to Council Members) supporting the position of the Downtown Community Health Society.

MOVED by Ald. Rankin

THAT this whole matter be referred to the Standing Committee on Community Services to review the allegations of incompetence on the part of the Board of the Downtown Community Health Society.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little,  
Puil and the Mayor opposed)

It was stated that the Downtown Community Health Society was given full particulars by the Minister of Health as to why this administrative change was being proposed.

MOVED by Ald. Little

THAT the recommendations of the Acting Medical Health Officer contained in the City Manager's report dated March 9, 1979, be amended and approved as follows:

- A. The City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, costs to be totally funded by the Provincial Government.
  - B. The Director of Personnel Services be directed to review and classify the positions affected;
  - C. In conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

## 9. Heroin Addiction and Treatment Facilities

In a letter dated March 12, 1979, Mr. H. F. Hoskin, Chairman of the Alcohol and Drug Commission, requested that Council defer consideration of the City Manager's reports dated February 27, and March 6, 1979, to the next meeting of Council to permit him an opportunity to address Council on this matter.

MOVED by Ald. Harcourt

THAT the delegation request from the Chairman of the Alcohol and Drug Commission be approved, and consideration of the City Manager's reports dated February 27th and March 6th, 1979, be deferred to the next meeting of Council on March 20th 1979.

**- CARRIED UNANIMOUSLY**

Regular Council, March 13, 1979. . . . . 10

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL  
REPORT  
MARCH 9, 1979.

Works & Utility Matters  
(March 9, 1979)

Hastings Street Viaduct  
(Clause 1)

MOVED by Ald. Bellamy  
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(March 9, 1979)

Calcined Coke Shipments from Vancouver  
(Clause 1)

MOVED by Ald. Bellamy  
THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(March 9, 1979)

Development Permit No. 81054  
1310 Cypress Street.  
(Clause 1)

MOVED by Ald. Gerard  
THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(March 9, 1979)

Simulated Fire Scene for Movie  
at 57th and Hudson Street  
(Clause 1)

In a report dated March 9, 1979, the City Manager reported on a simulated fire scene at 57th and Hudson, for a movie, and recommended as follows:

- "A. That the film company be required to sign an agreement and post a bond to the satisfaction of the involved department heads and the Director of Legal Services.
- B. The agreement shall specify in detail the procedures to be followed during the filming, the duration of involvement by City staff, and the payment required for such involvement.
- C. That Council instruct the Fire Department to invoice the film company for 154.32 man-hours of labour used in excess of that previously agreed to."

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

## **Fire & Traffic Matters (Cont'd)**

Simulated Fire Scene for Movie  
at 57th and Hudson Street. (Cont'd)

In a further report dated March 13, 1979 the City Manager advised that he has had further discussions on the matter of charges for use of firefighters for this simulated fire with the Fire Chief and the Director of Finance and concluded that, if Council accepts recommendation "C" of his report dated March 9, 1979 the invoice should be for \$2,117.00.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, contained in his report dated March 9, 1979, be approved;

FURTHER THAT the invoice to the film company be in the amount of \$2,117.00.

**- CARRIED UNANIMOUSLY**

## **Finance Matters**

The Council considered this report which contains two clauses identified as follows:

- C1. 1: International Federation for Housing and Planning  
International Congress, Gotebord, Sweden - May 14 -  
19/79

C1. 2: Display of Salvation Army Red Shield Appeal Flags

International Federation for Housing  
and Planning International Congress,  
(Clause 1)

MOVED by Ald. Puil

THAT consideration of this report be referred to the March 15, 1979 meeting of the Standing Committee on Finance and Administration for consideration and report to Council on March 20, 1979.

**- CARRIED UNANIMOUSLY**

Display of Salvation Army  
Red Shield Appeal Flags  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved;

FURTHER THAT a grant in the amount of \$500.00 to cover the cost of installing and removing the flags, be approved, allocation to be from 'Other' grants category.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

CITY MANAGER'S REPORTS (Cont'd)

Property Matters  
(March 9, 1979)

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Demolition - 1130 & 1138 Nelson Street  
1125 Pendrell Street
  - C1. 2: Lease - Portion of Lot C. S/S 3rd Avenue,  
West of Granville Street
  - C1. 3: Building Encroachment - 275 East 8th Avenue
  - C1. 4: Lease - 1581 West 4th Avenue
  - C1. 5: Rental Review - Barclay Manor,  
1433 and 1447 Barclay Street

### Clauses 1, 2, 3 and 5.

MOVED by Ald. Puil

THAT clause 1 in this report be received for information and the recommendations of the City Manager, as contained in clauses 2, 3 and 5, be approved.

**- CARRIED UNANIMOUSLY**

Lease - 1581 West 4th Avenue  
(Clause 4)

At the request of the City Manager Council agreed that this clause be withdrawn.

B. Manager's Report  
(March 8, 1979)

City-owned land South of 16th Avenue  
between Commercial and Findlay Streets

Council had before it a report of the City Manager on a request from the United Croats of Canada, King Tomislav Branch, to purchase City-owned land south of 16th Avenue, between Commercial and Findlay Streets. In the report, the City Manager recommended:

- A. Council approve in principle the sale of the City lands to the United Croats of Canada for a Cultural Centre and Senior Citizens' Housing.
  - B. Direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.
  - C. Affirm that financial negotiations on the price of the land be on the basis of 1/3 write-down from market value if the project meets City guidelines for community facilities.

MOVED by Ald. Harcourt

THAT recommendations 'A' and 'B' of the City Manager, be approved and item 'C' be deferred for discussion later this day with representatives of the Association 'In Camera'.

**- CARRIED UNANIMOUSLY**

Regular Council, March 13, 1979.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Finance and Administration  
(March 1, 1979)

The Council considered this report, which contains two clauses identified as follows:

- Cl. 1. 1979 Supplementary Capital Budget  
Cl. 2. Computer System Expansion.

Clauses 1 and 2.

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Acquisition of Liner  
Leonardo da Vinci

Alderman Ford referred to a request from Mr. H. E. Polacco to address Council 'In Camera' on a proposal that, at no substantial cost to the City, the T/S Leonardo da Vinci could be acquired within a very short time to provide a 500 plus room hotel to be located adjacent to the proposed Trade/Convention Centre on Pier B.C.

Mr. Polacco spoke to his proposal and requested the City to give serious consideration to this matter.

MOVED by Ald. Ford

THAT City officials be requested to give consideration to the proposal of Mr. Polacco for acquisition of the T/S Leonardo da Vinci and its location adjacent to the proposed Trade/Convention Centre.

FURTHER THAT the Canadian Pacific Railway and the National Harbours Board be also requested to consider this proposal.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Little

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little

SECONDED by Ald. Bellamy

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE PAYMENT OF A SUPERANNUATION ALLOWANCE TO MEMBERS OF COUNCIL  
"MEMBERS OF COUNCIL SUPERANNUATION BY-LAW"

MOVED by Ald. Boyce,  
SECONDED by Ald. Little,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Boyce,  
SECONDED by Ald. Little,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS1. Sports Stadium - Site Study

MOVED by Ald. Ford,  
SECONDED by Ald. Marzari,  
THAT WHEREAS there are many residents of Vancouver who are anxious to have a new sports stadium in the City;

AND WHEREAS the higher priority given to the Convention Centre for Federal funding has made it difficult to achieve sufficient funds from that source;

AND WHEREAS the P.N.E. has not so far had success in raising money from other sources;

AND WHEREAS the efforts to achieve a stadium appear to be fragmented;

AND WHEREAS agreement on the best site would enable all those interested to achieve a united effort;

THEREFORE BE IT RESOLVED THAT City Council now request the G.V.R.D. proceed with a site study to determine the best location for a sports stadium and that the City contribute \$15,000 towards the study.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

## MOTIONS (Cont'd)

**2. Grant Application:  
Policy In Respect of Receiving Delegations**

MOVED by Ald. Little,  
SECONDED by Ald. Boyce,

THAT WHEREAS the City Council the past several years has had a large number of delegations on one grant application (40 to 50);

AND WHEREAS such a precedent could require the Council to extend the same privilege to delegations on behalf of every other grant application should they so request;

AND WHEREAS the Council has not established a policy in respect of receiving delegations on behalf of any one grant application;

THEREFORE BE IT RESOLVED THAT the City Council establish the policy that no more than six delegations shall be heard on behalf of any one application for a civic grant.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

### 3. Cost of School Operations in the City of Vancouver

When considering this motion the Mayor advised that the U.B.C.M. has established a special committee to deal with the matter of school costs and this committee will be meeting in the very near future to develop a position representative of all municipalities in the Province.

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT WHEREAS the City of Vancouver pays approximately 93% of the Vancouver School Board's budget out of property taxes in the City of Vancouver;

AND WHEREAS Victoria pays only 7% of the cost of School operations in the City of Vancouver;

AND WHEREAS the McMath Commission recommended 75% Provincial funding and 25% civic funding;

AND WHEREAS at the last meeting of the School Board, the Chairman, Trustee Divinsky, indicated that he had met with Mayor Volrich and they intend to go to Victoria to lobby for a better financial formula for Vancouver:

THEREFORE BE IT RESOLVED THAT the Committee be enlarged to consist of:

the Mayor and Aldermen,  
Chairman of the Vancouver School Board and School  
Trustees,  
Representatives from the B.C. School Trustees  
Association,  
Chairperson of the Consultative Committees, and  
Representation from the B.C. Teachers Association

in order that this matter can be dealt with at this sitting of the Legislature.

- LOST

(Ald. Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

Regular Council, March 13, 1979 . . . . . 16.

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -  
Public Information Meeting  
re Cassiar/Cambridge Loop

referred to the pending construction of the Cassiar/Cambridge Loop and requested that construction be delayed pending a public information meeting in the area.

The Mayor so agreed.

Alderman Harcourt -  
Outdoor Burning

referred to concerns expressed by citizens about pollution caused by outdoor burning in the City.

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,

THAT the matter of outdoor burning be reviewed by Council each year and that the City Manager submit a report to the Planning and Development Committee on this matter to include the reasons why City trucks no longer remove excess garbage from City residences.

- LOST

(Aldermen Bellamy, Ford, Gerard, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed)

Alderman Ford -  
Trade/Convention Centre

stated that she had received from the Mayor's Office the correspondence from the Provincial Government responding to the City's suggested financial arrangement with respect to the Trade/Convention Centre. She stated that, in her opinion, this correspondence did not cover all the relevant points and requested the Mayor to write to either the Premier or the Deputy Premier requesting a written undertaking covering all the concerns of Council in this matter.

The Mayor indicated he will take this under consideration.

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The Council recessed at approximately 6:00 p.m. to reconvene 'In Camera' in the Mayor's Office.

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Boyce, Ford, Gerard,  
Harcourt, Kennedy, Little,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

Regular Council, March 13, 1979 . . . . . 17.

DELEGATIONS (cont'd)

## Guidelines on Sunday Store Closing

Council on March 6, 1979, deferred consideration of a report from the Community Services Committee of February 15, 1979, on Guidelines on Sunday Store Closing. The Committee recommended as follows:

"A. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours or on the following statutory holidays:

Victoria Day  
July 1  
B.C. Day  
Labour Day  
Boxing Day.

B. That the following guideline approved by Council on October 17, 1978, be rescinded:

'No action be taken against lumber yards if they are open Sunday or on the following statutory holidays:

Victoria Day  
July 1  
B.C. Day  
Labour Day  
Boxing Day.' "

Council heard representations from the following speaking against Recommendation A of the Committee:

- Mr. H. Todd, Gastown Merchants' Association
  - Mr. R. Young, Chinatown Historic Area Committee
  - Mr. Thomas Wong, Chinese Benevolent Association

- - - - -

  - Mr. H. Hammer addressed Council and claimed the City has no legal basis to enforce hours of closing or opening on Sundays.
  - Mr. F. Helden contended it would be unfair of Council to permit Gastown and Chinatown merchants and lumber yards to open on Sundays when other stores in the City are required to remain closed. He is in favour of no restrictions on Sunday opening.

The following addressed Council in opposition to the Committee's recommendation with respect to lumber yards:

- Mr. T. Perry, President, Kerrisdale Lumber
  - Mr. Ken Peterson, Lumberland.

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT recommendation A of the Committee quoted above be approved.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy,  
Marzari and the Mayor opposed)

cont'd....

Regular Council, March 13, 1979 . . . . . 18.

DELEGATIONS (cont'd)

Guidelines on Sunday Store  
Closing (cont'd)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,

THAT recommendation B of the Committee quoted above be approved.

- CARRIED

(Aldermen Bellamy, Boyce, Ford, Kennedy and the  
Mayor opposed)

MOVED by Ald. Puil

SECONDED by Ald. Bellamy,

THAT pending a decision from the Provincial Government on the Lord's Day Act and its enforcement, no action be taken by the City of Vancouver against any furniture stores in the City that remain open on Sundays or on those statutory holidays on which the Gastown and Chinatown merchants are allowed to remain open.

- LOST

(Aldermen Boyce, Ford, Gerard, Harcourt, Kennedy,  
Little, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Boyce

SECONDED by Ald. Puil,

THAT pending a decision from the Provincial Government on the Lord's Day Act and its enforcement, no action be taken by the City of Vancouver against any stores in the City that remain open on Sundays or on those statutory holidays on which the Gastown and Chinatown merchants are allowed to remain open.

- LOST

(Aldermen Ford, Gerard, Harcourt, Kennedy, Little,  
Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Bellamy,

SECONDED by Ald. Kennedy,

THAT no action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours on Sundays and on all statutory holidays.

- LOST

(Aldermen Boyce, Ford, Gerard, Harcourt, Little,  
Marzari, Puil, Rankin and the Mayor opposed)

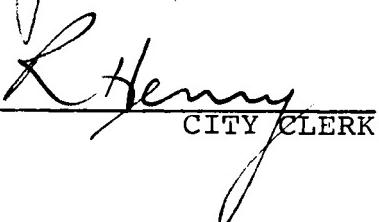
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The Council adjourned at approximately 9:15 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of March 13, 1979, adopted on March 20, 1979.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

U/B 1 (i)

MANAGER'S REPORTDATE March 8, 1979

TO: Vancouver City Council

SUBJECT: Central Waterfront District Zoning

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"I have been asked to report on the issue as to whether or not a new Public Hearing is needed to deal with the issue of the "consequential amendments" that need to be made to the Official Development Plan with respect to F.S.R. due to the deletion of residential uses.

The Charter provides as follows:

'566(5) After the conclusion of the public hearing, the Council may pass the by-law in its original form or as altered to give effect to such representations made at the hearing as the Council deems fit.'

The Council passed the following resolution at the conclusion of the Public Hearing:

'THAT the application of the Director of Planning, as amended this day, be approved and that residential uses be deleted from the draft by-law, and the Director of Planning be instructed to report back on resultant consequential amendments to the Official Development Plan.'

The questions are what amendments may be made with respect to the density regulation without going back to a Public Hearing, and what amendments made only upon first holding a new Public Hearing.

1. Amendments not requiring a new Public Hearing:

Considering the written record of the Public Hearing it seems that a logical interpretation would be that upon residential uses being deleted, all other matters relating to those uses are also to be deleted. Thus, one would delete the density ascribed to the residential uses.

In effect this is the Director's recommendation with respect to 3 of the 4 sub areas.

2. Amendments requiring a new Public Hearing:

Any action which "redistributes" the residential density among the remaining uses by some formula would necessitate a new Public Hearing unless there is clear agreement among Council members that there was some representations or debate at the Public Hearing to support that action.

- 2 -

If it is Council's wish not to go back to a Public Hearing but to adopt the required plan amendments, I would recommend option 1, namely, a straight deletion of density ascribed to the residential uses from all 4 sub areas. The qualification in option 2 (underlined) leaves too much to conjecture and it would be difficult to prove if the by-law is attacked. This differs from the Director of Planning's recommendation only with respect to sub area 1. If redistribution is desired in this area, it could be dealt with at some future date at another Public Hearing."

The City Manager notes that the development procedures outlined in the Central Waterfront Plan presuppose that before any substantial development occurs a further Public Hearing will be required. At this time there are no accepted plans for any part of the Central Waterfront. When plans are firmed up for all or any part of the area, a detailed amending Area Development Plan can and should be prepared in By-law form and submitted for consideration at a Public Hearing. City Council approved such a procedure, in the context of the Trade/Convention Centre proposal and for sub-area 3 on March 6 when considering a separate report on that subject.

The alternatives are:

- modify the densities as suggested by the Director of Legal Services and advance the amended by-law and plan to the GVRD in order to amend the regional plan (City Manager recommends this alternative),  
or
- refer the matter back to the Director of Planning to consult further with other officials, the Economic Advisory Commission, Marathon and National Harbours Board and prepare a modified by-law, requiring submission to a Public Hearing.

The City Manager therefore RECOMMENDS that:

- i) The permitted development density suggested for sub-area 1 be amended to reflect only the density then proposed for non-residential uses in the draft Central Waterfront Plan that was considered at the October 31, 1978 Public Hearing, on the understanding that the question of development density will be further reviewed when more detailed plans have been prepared.
- ii) Recommendations A & B as recommended by the Director of Planning in the City Manager's report dated January 29, 1979 be approved:
  - A) City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).
  - B) The Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

**A-1**

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERSRECOMMENDATION1. Hastings Street Viaduct

The City Engineer reports as follows:

"To carry out replacement work on Hastings Street Viaduct, it will be necessary to encroach on property owned by Gair Investments Limited and cause some temporary relocation of their lumber storage facilities. In June, 1978, Gair Investments indicated they would carry out the necessary work for viaduct replacement at a cost to the City of \$10 289.00. This sum was approved by Council at its meeting of June 27, 1978. Before construction could start, it was necessary to obtain approval from the senior governments. The City's application was made in October, 1977, and approval was anticipated early in 1978. For reasons beyond the control of the City, the senior governments delayed approval until February, 1979.

The delay has caused Gair Investments Limited increased costs and they have requested an additional \$1 711.00 before they will sign the agreement. The Supervisor of Properties considers this request reasonable.

Funds are available for claims and property adjustments and are included in the 1979 Basic Streets Capital Budget submission for this and similar purposes.

I recommend that:

- (a) The above sum of \$10 289.00 be increased to \$12 000.00.
- (b) The amount of \$1 711.00 for claims and property adjustments be approved in advanced of the 1979 Basic Streets Capital Budget."

The City Manager RECOMMENDS that foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 462

**A-2**

MANAGER'S REPORT, March 9, 1979 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERSINFORMATION1. Calcined Coke Shipments from Vancouver

The City Manager reports as follows:

"In Council on March 6th Alderman Rankin expressed concerns about possible pollution from the proposed shipments of calcined coke from Ballantyne Pier.

Calcined coke is produced at Cherry Point, U.S.A., by Arco as a by-product of oil refining. It is a black carbon powder and is used for arc furnaces etc. The black dust poses a severe potential pollution hazard.

Atlantic-Richfield propose to ship it out of Vancouver by transferring it from rail cars to silos to bulk carriers, using special equipment designed for that purpose by Swan Wooster. The proposal has been discussed for several months. It has been approved by granting it

- 1) a development permit
- 2) a pollution control permit

but it has not yet been given

- 3) final approval by the Port Authority.

Pollution Control Requirements

The pollution control permit is attached. It is issued by Mr. Bunnell as administrator of the Provincial Act and is not subject to GVRD Board approval.

The standards specified there are similar to those in hundreds of other permits involving possible dust contamination. Appendix B calls for measurements by an independent agency to ensure that the three requirements in Appendix O1 are met. Particular attention is drawn to requirement 2 requiring no particulate matter to reach beyond the plant boundary.

If the operation succeeds in meeting all the requirements, it will be a technical achievement for local engineering and a model for other shippers in Vancouver and elsewhere who transfer dust-generating cargo. If it does not, Mr. Bunnell will shut it down.

Port Authority Approval

The Port Authority have been considering the application for some months and have inspected a similar operation in Holland. Right now they are soliciting opinions from the shippers who would be in close proximity and have most reason to fear cross-contamination.

It is expected that they will make a decision within a few weeks, or they may refer the matter to the National Harbours Board for decision.

Continued . . . . .

MANAGER'S REPORT, March 9, 1979 . . . . . (SOCIAL: A-2 - 2)

Clause No. 1 Continued

Conclusion

1. The worries about black dust are shared by the pollution control and the harbour authorities, and these authorities have ample motivation and powers to ensure that the waterfront is not contaminated.
2. A successful operation of this type would be an economic boost to local industry and an example which can help improve other port operations.

The above is submitted for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 462

**A-4**

Manager's Report, March 9, 1979 . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 1310 Cypress Street - Development Permit No. 81054

The Director of Planning reports as follows:

"This report refers to correspondence dated February 12, 1979, to the Mayor and Council from Gerd Mueller (copy attached). Ms. Mueller is referring to a Development Permit and an amendment thereto that is approved by the Director of Planning, permitting the construction of a building containing 4 dwelling units on the site at 1310 Cypress Street. The site is in the RT-2A District.

Development Permit No. 81054 was approved by the Director of Planning on July 4, 1978, permitting alterations and additions to the existing building on this site to provide a 2½ storey plus basement building containing 4 dwelling units. The site size is 33' x 138.9'. The permit was issued to Mr. Barry Nixon, Architect. The intent of the RT-2A District Schedule is to encourage the retention of existing residential buildings and to ensure that redevelopment is at a scale that is in keeping with the existing character of the neighbourhood. It was considered that the proposed development satisfactorily met that intent.

Subsequently, the existing building was demolished. The owner, a Mr. M. Harman, met with the Director of Planning. Mr. Harman advised that as a result of meeting the requirements of the Building By-law, he found it necessary to replace a number of elements in the existing structure to such an extent that the older building could no longer stand and had been removed with the exception of a small portion of the foundation. He stated that he wished to build a new structure exactly the same as shown on the approved plans with the exception that the existing building will not be retained. He was faced with the dilemma of having a stop work order put on the job because the terms of the Development Permit altered when the building was demolished. He made representations to the Director of Planning that this was a hardship on him as a man on the street who was not that familiar with the development process and in doing what was required of him by City Hall, he ended up without a valid Development Permit and is no longer able to do what he planned to do. He stated that he had committed himself to contractors.

In view of the uncertainty of the By-laws and Guidelines affecting this particular situation and the apparent unforeseen dilemma that the owner found himself in, the Director of Planning on November 20, 1978, amended Development Permit No. 81054 to permit the construction of the building as a new structure but otherwise to be in accordance with the drawings as approved by Development Permit No. 81054. The Director of Planning noted that this decision was not to be considered in any way as a precedent. The neighbouring property owners were notified of this decision. An appeal was subsequently filed by neighbours to the Board of Variance and the Board of Variance upheld the decision of the Director of Planning.

Manager's Report, March 9, 1979 . . . . (BUILDING: A-4 - 2)

Clause 1 continued

The construction of this building as a new structure with 4 dwelling units is within the authority of the Director of Planning to approve in the RT-2A District Schedule. It should be noted, however, that 4 dwelling units would be in excess of the number of units contemplated by the Guidelines.

Ms. Mueller refers to the property being sold. The Development Permit, however, applies to the land and not the individual and remains valid even though ownership may change.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 462

**A-6**

MANAGER'S REPORT, March 9, 1979 . . . . . (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION

1. Simulated Fire Scene for Movie at  
57th and Hudson Street

The Fire Chief reports as follows:

BACKGROUND

During the latter week of October 1978 a meeting was held at City Hall with members of City Engineering, the Police and Fire Departments, and representatives of Chessman Park Productions. Prior to this meeting Chief Birnie had been informed by Engineering of the movie company's request to burn a house on a large vacant lot at 57th & Hudson Street to make a fire scene.

At the meeting Chief Birnie informed a Miss Johnson of Chessman Park Productions the Fire Department would not and could not permit such a burning. Miss Johnson stated they did not intend to burn the house but wanted to build a set to simulate a fire scene. She stated they had an expert special effects man who could do this without any problem by using special equipment. It was then agreed a further meeting would be held with the principals of the company and the expert to consider the proposition.

On November 16, 1978 another meeting was held at City Hall with the same members of the October meeting in attendance and with the addition of Mr. Jim Margellos (Production Manager), Mr. George Margellos (Assistant Production Manager) and Mr. Gene Trigg (Special Effects Man), all from Chessman Park Productions. Mr. Trigg produced a sketch of a facade of a building which was to be constructed in front of the house and explained that he could, by using a propane piping system behind the window openings in the facade, simulate a burning building without actually burning the facade. This would be accomplished by having a light curtain over the window opening burn off, followed by a controlled gas flame behind the facade to produce the continued flame effect, the technique being to film small sections each time, then put the film together afterwards. Mr. Trigg stated he had done this many times before and there were no problems, however, he would like the Fire Department to stand by in case there were some spot fires to extinguish as he did not want to lose the set.

Chief Birnie informed Chessman Park Productions there would be a standby cost for men and apparatus. Chessman were most unhappy at this and felt they would only require two firemen with hoses, purely as standby.

A series of telephone conversations then took place between Deputy Chief R. Enman and Assistant Production Manager George Margellos, where Margellos was advised the Vancouver Fire Department had a previous experience with a film company and found the use of fire equipment can be prolonged. We were well aware that definite limitations must be set and charges beyond that clearly indicated. Deputy Chief Enman agreed to have two men with pre-laid hose lines standing by during the filming at no cost and that No. 22 Pump Company would stand by at a fire hydrant location during the simulated "big-burn" fire scene for only one hour as a precautionary measure. Actual extinguishment of spot fires was to be done by film technicians and the presence of the Fire Department was only precautionary. Time for men and equipment beyond the one hour agreed upon would be charged at the rate of \$623.85 per manhour (our normal charge as computed by the Director of Finance). Chessman Park Productions agreed to this arrangement and a required propane permit was issued.

Continued . . . . .

MANAGER'S REPORT, March 9, 1979 . . . . . (FIRE: A-6 - 2)

Clause No. 1 Continued

FIRE SCENE

The fire scene was at the northeast corner of 57th Avenue & Hudson Street and started just after 1000 hours on February 19, 1979. The scene developed into a total fire involvement of the house being used for the set and resulted in the Fire Department using 164:32 manhours to extinguish the fire. The standby time agreed to by the Department was 10 manhours.

OBSERVATIONS

The following observations are made based on information compiled from investigative interviews with Fire Department personnel directly involved with all aspects of the simulated movie fire:

1. The film location was very difficult to supervise as there were large numbers of film staff, special effects technicians and set tradesmen constantly moving, changing and adjusting sets and scenes.
2. Throughout the filming it was hard to define what was "script" and what wasn't. Many procedural changes can be made on location in a "playing it by ear" atmosphere, leaving Fire Department Officers with questionable circumstances.
3. Verbal agreements on procedures with special effects technicians left guidelines too wide and open-ended.
4. The overall attitude of the film crew during the entire filming was generally indifferent to the problem of fire spreading or to precautions taken to prevent the spread of fire.
5. The "Big Burn" scene was originally to have been entirely simulated on the false front (facade) and never to be actually part of the existing house. Prior to the filming of this scene the fuel load in the house was greatly increased by the film company through the excessive use of a gasoline/diesel mixture used to soak carpet wicks, wall-hung burlap and parts of the main house. Original agreement only called for one gallon of gasoline to be used during a simulated bomb explosion scene. Rubber tires were never authorized but were noted around the building prior to the "Big Burn" scene. During the night of the filming a pickup truck with a 45-gallon drum of fuel mixture was noted at the rear of the house.
6. The film company did not notify the Fire Department (as agreed to prior to filming the "Big Burn" scene) when sufficient film footage had been shot. Fire Officers ordered extinguishment when it became evident that the fire was approaching and going to go beyond the pre-arranged "controlled burning". Some members of the film company verbally tried to restrain the Fire Department from extinguishing the fire.
7. Although not obvious to fire personnel at the time of filming, there now is a strong suspicion that intent to burn the house was much a reality, but there exists great difficulty in determining and proving the difference between arsonist actions or normal "Hollywood" technical procedures.

Continued . . . . .

MANAGER'S REPORT, March 9, 1979 . . . . . (FIRE: A-6 - 3)

Clause No. 1 Continued

RECOMMENDATIONS

The City Engineer comments as follows:

"The Engineering Department has been dealing with major film productions in Vancouver for approximately 18 years. Generally, involvement relates to scenes filmed on City streets. These scenes are of concern to the Engineering Department, the Police Department, and on occasion the B.C. Hydro Transit Authority. In a few cases, where scenes involved special effects (car accident, crowd scene, car explosion and fire, and the house fire for "The Changeling") appropriate concerned authorities have been brought into the co-ordinated pre-event meetings.

The Engineering Department has three basic conditions which are applied to filming:

- (1) Police attendance (except in very minor circumstances)
- (2) Indemnification of the City, in the form of an insurance policy
- (3) A deposit of monies to cover estimated costs incurred by the Engineering Department, such deposit to be made prior to filming.

The Police Department bill their costs direct to the film company as do other concerned departments.

This arrangement (except in a few instances where we were not properly informed) has worked well for 18 years and the Engineering Department has always recovered its costs.

This method of dealing with film companies is most convenient to them and in some part contributes to attracting filming to Vancouver."

It can be expected, however, that other cases such as "The Changeling" described by the Fire Chief could occur again. When there is reason to believe that the situation might get out of hand, that large costs might be incurred or that public safety might be affected to a degree beyond that normally prevailing in filming operations, then the following procedure is recommended by the Fire Chief, in consultation with other departments:

- "A. That the film company be required to sign an agreement and post a bond to the satisfaction of the involved department heads and the Director of Legal Services.
- B. The agreement shall specify in detail the procedures to be followed during the filming, the duration of involvement by City staff, and the payment required for such involvement."

Dealing with the specific incident on February 19, 1979 the Fire Chief recommends:

- "C. That Council instruct the Fire Department to invoice the film company for 154.32 man-hours of labour used in excess of that previously agreed to."

The City Manager RECOMMENDS approval of the above three (3) recommendations.

A - 7

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

CONSIDERATION:

1. International Federation for Housing and Planning International Congress, Göteborg, Sweden - May 14 - 19/79

The Director of Planning reports as follows:

"In October, 1978, I was invited by the International Federation for Housing and Planning, an international organization in the fields of housing and planning accredited to the United Nations and UNESCO as a non-governmental organization, to visit Göteborg, at the Federation's expense for two days at a pre-conference seminar in November, and five days for the Congress itself in May, 1979, to give a presentation on the Strathcona Rehabilitation Project. The IFHP will pay the expenses of one person's travel and attendance.

The theme of the Congress is 'Learning from Past Experience: Housing and Planning in the Eighties.' The purpose is to provide an informed evaluation of successes and failures in planning and implementation in various neighbourhoods leading to ideas for improvements. The method to be used is to compare experience in four neighbourhoods in Göteborg with four neighbourhoods from other countries, namely:

Zalaegersberg (Hungary); Fliesenbergs (Switzerland); Kungsladugard (Netherlands); and Canada (as exemplified by the Strathcona neighbourhood in Vancouver). The presentations from these four countries are to pay particular attention to economic, social and physical achievements and lessons learned which can be applied in future projects.

Because of the absence of staff with full knowledge and of the project, I eventually arranged for Harry Pickstone, formerly Deputy Director of Planning and Chairman of the Strathcona Rehabilitation Committee during the implementation of the project, to represent the City. Mr. Pickstone has advised, following his return from the pre-conference seminar, that a well-designed exhibit should support the City's presentation. It is estimated that the cost of the exhibit will be approximately \$8,000 (design, production, and transportation to and from Göteborg). The cost of attendance of a representative of the Strathcona community which has been suggested as desirable to assist in the presentation from a resident's viewpoint, would be approximately \$2,000. The total estimated cost would therefore be \$10,000.

The exhibit is envisaged as comprising up to ten panels of photographs, plans and diagrams, with text in English and French. In addition, but not expected to be a charge against the cost of the exhibit, is the possibility of loan of the film on Strathcona produced for the 1976 Habitat Conference. It is estimated that two months should be allowed for design and production of the exhibit and therefore work on it should start at the beginning of March.

In December last year, I was visited by Mr. Frederick Gutheim from Washington, D. C., who is the North American representative of IFHP. Mr. Gutheim explained how he hoped that Canada would be able to increase its influence in the IFHP. He noted that, as well

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (FINANCE: A7-2)

Clause #1 continued:

as learning from the experience of other countries, Canada could contribute a great deal to them, particularly in the innovations in planning and citizen involvement which Vancouver has developed in recent years. Mr. Gutheim pointed out that last year, the City of Baltimore presented some of its work to the Federation and their delegation, as well as presenting the professional planning viewpoint, which is basic to the purpose of the conference, was represented by its Mayor and a number of citizens who had been involved in the project being presented.

As a minimum, I believe that the City's representative should be provided with an excellent exhibit to assist in the presentation. It would further assist the presentation if a member of the Strathcona community could attend the Congress to assist in the presentation from a resident's aspect.

Approaches have been made to CMHC and the Province, and the Centre for Human Settlements at UBC to ascertain whether they would share in the costs of the exhibit and the travelling and accommodation expenses of a Strathcona resident. At present, there are indications that the following contributions may be expected:

	\$
CMHC	3,500
Centre for Human Settlements	<u>400</u>
	<u>3,900</u>

The Province has advised that it will not be participating or making a contribution. The City would therefore require to provide \$6,100 if \$10,000 is to be reached.

If the above agencies are not able to provide the degree of support indicated above, the City's share would have to be further increased, or the scale of support reduced. I would suggest a limit of \$5,000 be placed on the City's contribution. If no funds whatever were received from other sources, the \$5,000 could be applied to an exhibit considerably reduced in scope and the attendance of a Strathcona resident would have to be eliminated. Should a financial contribution from the City be approved, the source of funds would be unappropriated balance of Capital Account No. 531. Mr. Pickstone has generally agreed to give his time freely on this matter, and this includes advice on the design and production of the exhibit.

It is recommended therefore that the City contribute an amount not exceeding \$5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses of one member of the Strathcona community at the International Federation of Housing and Planning International Congress in Göteborg, Sweden, May 14 to 19, 1979."

The City Manager submits the recommendation of the Director of Planning for Council's CONSIDERATION.

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (FINANCE: A7-3)

RECOMMENDATION AND CONSIDERATION:

2. Display of Salvation Army Red Shield Appeal Flags

The City Engineer reports as follows:

"A letter has been received from the Public Relations Department of the Salvation Army advising that the month of May is the month for the National Campaign to raise funds for the Salvation Army Red Shield Appeal and request permission to fly Salvation Army Red Shield Flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff can perform the work at an estimated cost of \$500.00.

I recommend that permission be given to install the flags on the six flag islands during the month of May 1979, and I submit for Council's CONSIDERATION the request from the Salvation Army for a GRANT, estimated at \$500.00 from the City to cover the costs of installing and removing the flags.

The Comptroller of Budgets and Research advises that if this grant is approved it will be allocated from 'Other' grant category."

The City Manager RECOMMENDS approval of the recommendation and submits the request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 463

A-9

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERSINFORMATION1. Demolition - 1130 & 1138 Nelson Street  
1125 Pendrell Street

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
1130 & 1138 Nelson Street 1125 Pendrell Street	Nelson Park Development	Arrow Transportation Systems Inc.
Lots 4 and 5, Block 22, D.L. 185, and Lot E½ 18, Block 23, D.L. 185		
<u>CITY TO PAY</u>	<u>CODE NUMBER</u>	
\$10,883.00	4189/	

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION2. Lease - Portion of Lot C, S/S 3rd Avenue,  
West of Granville Street

The Supervisor of Properties reports as follows:

"Lot C of Lots 5 - 15, Block 240, D.L. 526, situated on the south side of 3rd Avenue, west of Granville Street, was acquired by the City in 1950 for the Granville Street Bridge.

At the time of purchase, the City gave a lease back of a portion of parcel C to the previous owner to provide vehicular access only to the owner's building fronting on Granville Street for the life of the building. The lessee sold their property on Granville Street and the lease of the City land has been continued on a month-to-month basis to the new owners.

The solicitor for the new owners has submitted a request for a new lease and following negotiations, the owners agreed to lease that portion of Lot C as outlined on plan M/N LD 8982 for twenty (20) years from January 1st, 1979, the first three (3) years to be firm and one year notice of cancellation to apply thereafter and the land to be used for vehicle parking purposes only. The rental to be \$360.00 per month gross with a review every 2½ years and a security deposit to be made in the sum of \$1,000.00.

The City Engineer has approved the basis of this lease. In view of the foregoing, the Supervisor of Properties recommends that the Director of Legal Services be authorized to prepare a lease of the property to Clark Simpkins Ltd., reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (PROPERTIES: A9 - 2)

3. Building Encroachment - 275 East 8th Avenue

The Supervisor of Properties reports as follows:

"By agreement, dated 3rd May 1954, the City permitted the walls and foundations of buildings erected on a site legally described as Lot "C", Block 43, D.L. 200A, Plan 17398 to encroach on adjoining streets and a lane.

The encroachments onto 7th and 8th Avenue West of Scotia Street and the adjoining lane are minimal and the owners for the period May 1, 1974 to April 30, 1979, have paid an annual rental fee of \$35.00.

A rental review for the next five year period, commencing May 1, 1979, has taken place and it has been ascertained that the main encroachments no longer exist due to the demolition of the service garage. The remaining encroachment is less than 3 inches and falls into the "no charge" aspect of the Schedule of Fees Section of the Encroachment By-Law.

Under the circumstances, rather than going to the expense of having a new encroachment agreement drawn, it is recommended that the rental for the next five year period commencing May 1, 1979 be at \$1.00 per annum, payable in advance in a lump sum of \$5.00."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

4. Lease - 1581 West 4th Avenue

The Supervisor of Properties reports as follows:

"Lot A and a Portion of Lot B, Block 240, D.L. 526, Plan 11837 is known as 1581 - 1585 West 4th Avenue, was purchased in 1952 in connection with construction of the Granville Street Bridge and is reserved from sale.

The site is zoned M-1 with an area of approximately 3,900 sq.ft. (362.3 m<sup>2</sup>). There is a two storey building on site with an area of 6,324 sq.ft. (587.5 m<sup>2</sup>) and is located immediately west of the 4th Avenue ramp.

Champion Car Care Ltd., the tenant of 1581 West 4th Avenue, has been leasing on a month-to-month basis but has now requested a five-year term lease to secure adequate financing for the installation of new machinery and equipment to make the business more profitable. This tenant, with City permission, has sub-leased two small areas to tenants who have made substantial renovations.

After consultation with the Planning, Engineering and False Creek Development Group, negotiations were entered into and agreement has been reached on the following terms and conditions:

A five year lease from February 1, 1979; rental to be \$800. per month until May 31, 1979. Commencing June 1, 1979, the rental to be \$870.00 per month until May 31, 1981. Rental for the balance of the term to be set by rental review prior to June 1, 1981 and any cancellation of the two sub-leases to Teleflex Canada Ltd. and Thomas L. Roberts be subject to prior approval of the City.

It is therefore recommended that the above space be leased to Champion Car Care Ltd. and Surjit Lalli and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (PROPERTIES: A9 - 3)

5. Rental Review - Barclay Manor, 1433 and 1447  
Barclay Street

The Supervisor of Properties reports as follows:

"City Council on October 17, 1978, approved a lease of Barclay Manor, 1433 and 1447 Barclay Street to Harrow Enterprises Ltd. for a term of two years from October 1, 1978. Rental is \$1,700.00 per month for six months with the rental to be reviewed prior to April 1, 1979 for the remaining eighteen month period.

Following negotiations, the lessee has agreed to a rental increase from \$1,700. per month to \$1,900.00 per month commencing April 1, 1979 and terminating September 30, 1980. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective April 1, 1979, the rental be increased to \$1,900.00 per month."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

FOR COUNCIL ACTION SEE PAGE(S) 464

MANAGER'S REPORTDate March 8, 1979

B

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: City-owned Land South of 16th Avenue between Commercial and Findlay Streets.

The Supervisor of Properties reports as follows:

"The United Croats of Canada, King Tomislav Branch, are interested in purchasing this site, initially as a cultural centre to serve the whole community and including facilities for a Day-Care centre. They also propose as a second stage of development, senior citizens' housing and personal care facilities.

It is the opinion of the Director of Planning that the proposal of the Society is a commendable objective and something that would generally meet the expectations of the Cedar Cottage community.

It is noted that this proposal would require alteration of the existing lane system and would therefore require further investigation and report by the City Engineer.

The Society, in their submission\*, propose to purchase the subject site at a write-down cost of \$180,000.00. The estimated market value of the site as single family lots is approximately \$557,000.00.

The Director of Finance notes that the request of the United Croats of Canada is for a land value discount in excess of normal Council practice, which provides for a 1/3 discount from market value and the satisfactory guarantee that certain conditions will be met regarding use and access. A one-third write-down would therefore require the organization to pay \$371,000. Consideration of whether or not the size of the property is appropriate for all the intended uses and whether perhaps phasing might be appropriate, has not taken place.

The Director of Finance recommends that the request be referred back to the Director of Planning and Supervisor of Properties for further consideration and negotiation with the United Croats of Canada."

The City Manager RECOMMENDS that Council:

- A) Approve in principle the sale of the City lands to the United Croats of Canada for a cultural Centre and Senior Citizens' Housing.
- B) Direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.
- C) Affirm that financial negotiations on the price of the land be on the basis of 1/3 write-down from market value if the project meets City guidelines for community facilities.

\*Circulated to Members of Council only.  
(Copy on file in the City Clerk's Office.)

MANAGER'S REPORTDATE February 27th, 1979

C

TO: Vancouver City Council

SUBJECT: Heroin Addiction and Treatment Facilities

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

**"1. PURPOSE OF REPORT**

To inform the Committee of the current status of development permit applications, background and recent events, and current issues and contemplated courses of action in respect to several proposed heroin addiction assessment and treatment facilities in the City.

**2. CURRENT STATUS OF DEVELOPMENT PERMIT APPLICATIONS**

Since the inception of the compulsory heroin addiction treatment program by the Ministry of Health through the Alcohol and Drug Commission, four locations in the City of Vancouver have been proposed by the Commission and the B.C. Buildings Corporation acting on the Commission's behalf. These are in addition to the voluntary treatment centres which have operated in the City in various locations for a period of years, including 307 West Broadway, 1137 East Hastings Street, 1725 Davie Street and 6482 Victoria Drive.

The four new locations which have been the subject of occupancy or development permit applications in recent weeks have been:

- (1) 1505 Robson Street - a conditional use in the W.E.D. District where an approved permit for 'office' use was granted January 18th, 1979, although a full treatment program under the designation of 'clinic' use is currently in operation. The premises involved are privately owned, have been extensively renovated, and are apparently secured by lease agreement for an estimated five-year period by B.C.B.C. on behalf of the Commission. The legality of the use under the subsisting occupancy permit is currently under investigation by the Department of Permits and Licenses.
- (2) 613 Powell Street - a conditional use in the CD-1 District where a development permit application for 'clinic' use was refused by the Director of Planning on January 22nd, 1979 on the basis that 'the proposed development is considered to be an unsuitable use at this location', a position taken partly in response to opposition by the Downtown Eastside Residents' Association who opposed further institutional uses in the area. An appeal against the Director's decision is currently before the Board of Variance.
- (3) 7155 Victoria Drive - a conditional use in the C-2 District where a development permit application for 'clinic' use was refused by the Director of Planning on January 22nd, 1979 owing to the neighbourhood opposition to the deficiency in off-street parking (cf. Section 3, Zoning and Development By-law), as well as determination that the 'proposed use is considered to be an inappropriate form of development at this location, having particular regard to the objections by immediately adjacent residential property owners and close proximity to the RS-1 Residential District surrounding the proposed development on three sides and . . . the proposed days and hours of operation'. An appeal against the Director's decision was heard by the Board of Variance on February 21st, 1979 and adjourned for two weeks for further information.
- (4) 4740 Main Street - a conditional use in the C-2 District where a development permit application for 'clinic' use is currently before the Director of Planning for a decision concerning a required

off-street parking relaxation and appropriateness of use.

The first three-mentioned locations are for the treatment program only and the fourth is intended to serve as a central examination, assessment and referral centre with compulsory detention facilities.

### 3. BACKGROUND AND RECENT EVENTS

On December 12th, 1978 John Meyers, Facilities Planner with the Alcohol and Drug Commission, wrote to the Planning Department in respect to the proposed treatment facilities at the 1505 Robson, 613 Powell and 7155 Victoria locations, noting that 'these clinics have been designed to handle a maximum monthly case load of 225 patients on an out-patient basis . . . operating 12 hours per day, 6½ days per week for the purpose of treating narcotic dependence'. Persons to be employed include social workers who would conduct personal and group counselling sessions; community workers who would visit and counsel patients in their homes, aid patients in job seeking and retention and assist patients in keeping away from the 'sub-culture'; physicians who would treat out-patients on a sessional basis for narcotic dependence as well as any physical health problems; health-care workers who would assist physicians in para-medical duties; and clerical staff.

On January 16th, 1979 Mr. Meyers wrote to the Planning Department in respect to a proposed central examination, assessment and referral centre at 4678 Main Street, later changed to 4740 Main Street, noting the characteristics of an 'area co-ordinating centre'. Mr. Meyers noted that 'every person who was referred to the Heroin Treatment Plan or who presents himself on a voluntary basis will be required to attend at an Area Co-ordinating Centre for examination and assessment', the 4700-block Main Street location serving the whole City of Vancouver and possibly the Lower Mainland.

Mr. Meyers explained that the examination consists of three parts: biochemical (with lab testing of samples elsewhere), clinical (examination only, with treatment elsewhere), and historical (involving personal interviews). Emergency care would be conducted through established hospital emergency wards. Clients with narcotic dependence would then be assessed for referral to appropriate treatment centres if committed to the Program, the decision being made by the Director of the Centre on the recommendation of a three-member Evaluation Panel consisting of two medical practitioners and one other person. Voluntary or compulsory commitment (by Supreme Court Order) would result in a client being directed to a treatment centre for the withdrawal and treatment program for a period up to three years. Compulsory detention for not more than 72 hours at the Area Co-ordinating Centre 'will take place only in very rare occasions'.

On the same date Mr. Meyers advised by separate letter that 'the Heroin Treatment Program has begun and will be in full operation by July, 1979' and that the Program 'is not being run as a Correctional Program but as a Health Program', hence the objection to being housed in such facilities as the new Remand Centre.

By mid-January the Riley Park Citizens' N.I.P. Planning Committee had become informed of the development permit application in respect to 4740 Main Street and on January 16th, 1979 resolved to 'advise the Director of Planning not to approve the proposed Assessment Facility on the basis of its location and close proximity to local schools, parks and social service facilities'. The Committee did, however, express general support for the Program. Principal concerns focused on (1) the history, location and success to date of the Little Mountain Youth Project, a Ministry of Human Resources facility located on the second floor of the same building, and the possible incompatibility of the two programs and their respective clientele; (2) the proximity of General Brock Elementary School (½ block) and the Riley Alternate School (3 blocks), the safety of elementary school children and the possible negative influence on the older children; (3) the proximity to the Riley Park Recreation Complex (1½ blocks) along a major pedestrian route and further possible negative influences; and

(4) the proximity to Riley Park (2 blocks) and Queen Elizabeth-Hillcrest-Bailey Stadium park areas. In general, 'the Committee suggested that approval and installation of the Assessment Facility at the proposed location might exacerbate existing social problems, particularly related to youth. . . .'

Larry Beasley, the Department's Riley Park Community Planner, noted in a memo to the Director of Planning on January 19th, 1979 that 'the location decision must be very carefully considered in terms of the patterns of both existing social service outlets and existing social problems if we are to avoid a situation where a supposedly problem-solving facility creates more problems than it solves'. Subsequent informal communications with Mr. Beasley and members of the Commission suggest that an alternative location on Main Street might be acceptable to both the Citizens' Committee and the Commission.

Following the initial Riley Park Citizens' Committee response, a number of letters were received by the Department opposing the central assessment and referral facility on Main Street. The Little Mountain Human Resources Society objected to the city-wide service area of the facility and its proximity to the same youth-oriented neighbourhood facilities noted by the Citizens' Committee, as well as a local McDonald's outlet. The Little Mountain Neighbourhood House Society and the Main Street Merchants' Association have voiced similar opposition and raised some of the same concerns. In addition, representations of protest have been received from the Principals of General Wolfe Elementary School (4251 Ontario Street) and Sir Charles Tupper Secondary School (419 East 24th Avenue), as well as the Co-ordinator of the West Side Youth Services (the Youth Project sponsored by the Ministry of Human Resources). Letters and petitions bearing the names of many local-area residents have all expressed opposition to the proposal. One letter of support, from St. Peter's Anglican Church (4580 Walden Street) has been received to date.

As a result of the mounting public protest to the proposed Main Street facility, a meeting with Commission and B.C.B.C. officials was convened in the office of Dave McDonald, Zoning Planner, on February 1st, 1979 to discuss the four locations then under consideration, along with location criteria generally and possible future courses of action. The Commission officials first noted their desire to establish five treatment facilities in addition to a single regional examination and assessment facility in the vicinity of 33rd Avenue and Main Street. In all cases the Commission wanted to locate in a non-retail commercial environment on a busy arterial route, adequately removed from residential development. It was noted that the central facility would cater to a clientele which were primarily brought to the site by taxis, buses or law enforcement agencies, while the five other treatment facilities would be reached by clientele using both public transportation and their own automobiles. Parking demand at the central facility was considered by the Commission members to be negligible, principally for staff only, however for the out-patient clinics the demand could be quite substantial, serving not only staff but up to 20 patients at a time and more than 200 in the course of a working day. Hours of operation of the facilities could run from 8:00 a.m. to 8:00 p.m. or longer. No physical or operational connection with other social, health and welfare or correctional services is required or contemplated by the Program.

It was the stated objective of the Commission and Corporation representatives that the Program be accommodated in privately owned facilities on a minimum five-year lease arrangement, the period of time already committed by the Ministry of Health for the Program, although it has since been suggested by Mr. Hoskin, Chief Commissioner, that the Commission might be amenable to City-imposed one-year limits on conditional uses in order to prove the public acceptability of the Program.

While it was acknowledged that operations in Crown-owned facilities would be exempt from local zoning regulations and there is presently divided legal opinion as to the exemption from local zoning regulations of Crown agencies operated solely under leasehold agreements, the B.C.B.C. clearly voiced its policy to comply with all local regulatory by-laws.

The February 1st, 1979 meeting concluded in a cooperative vein, it being noted that the Commission had the right of appeal to the Board of Variance, that the Zoning Division staff would respond promptly in reviewing any alternative locations, and that the Division and the Riley Park Planning Office would work toward the holding of an informational meeting in the local area with Commission officials. The Commission and Corporation were finally advised not to undertake costly renovations to any private buildings in the City in anticipation of unqualified approval of their plans without first checking with the Zoning Division regarding by-law provisions governing the use of such premises.

On February 14th, 1979, John Russell, Commissioner, stated in response to a letter of confirmation of the February 1 meeting from Dave McDonald, that the Commission intended to 'establish our right to use the locations that we have already selected' and that, in effect, the broader questions of establishing general location criteria, preparing a written explanation or defence of the Program for public information, and rationalizing the use, its legal definition and status, and its performance characteristics within the context of specific zoning districts and neighbourhood environments would, at least for the time being and other than before the Board of Variance, not be addressed. As stated, 'all of the information requested will be contained in our presentation to the Board of Variance . . . .'

Finally, on February 20th, 1979, Larry Beasley observed in a memo to the Director of Planning that 'the applicant has shifted the focus of our discussion. . . from an evaluation of the relative appropriateness of the Assessment Facility at the proposed location to a much more superficial concern over the definition and classification of the use in the Zoning By-law and thus, whether or not the use is outright or conditional . . . . the reason for this (being) to force City approval on legalistic grounds and avoid the time consuming but necessary work of realistically establishing location criteria for the facilities, evaluating the current proposed location(s) in terms of these criteria, and facilitating some kind of fruitful public discussion about proposed locations'. A telephone call to Mr. Hoskin on February 23rd, 1979 revealed a willingness, however, to meet with the Riley Park Citizens' Committee on March 13th, 1979 to review and defend the Program and the locations proposed.

#### 4. CURRENT ISSUES AND CONTEMPLATED COURSES OF ACTION

Presently, the basic issues involve:

- (A) development of guidelines for location of heroin addiction and treatment facilities;
- (B) the legal right of the Commission to locate its facilities as 'clinics' and, thus, outright uses in the C-2 zoning district;
- (C) the appropriateness of an appeal by the Alcohol and Drug Commission to the Board of Variance.

The present alternative courses of action appear to be:

- (1) to make appropriate Departmental representation to the Board of Variance in respect to the cases now before the Board;

- (2) to proceed in a positive way with the public consultations now agreed upon by the Commission in the Riley Park community;
- (3) to represent the citizens' interests and concerns to the Commission and B.C.B.C. based on the input received to date, with an appeal for moderation and cooperation;
- (4) to initiate representation by Council to the Ministries of Health and Human Resources to resolve the pending conflict at 4740 Main Street;
- (5) to initiate appropriate amendments to the Zoning and Development By-law to re-define 'clinic' and/or classify heroin addiction assessment or treatment facilities as outright uses in their own CD-1 zoning districts or as conditional uses, subject to stringent location and performance criteria, in one or more general zoning districts.

Alternatives (1) and (2) above are already in process, while Alternative (3) is currently being pursued by the Zoning Division. Alternatives (4) and (5) are presently viewed as measures of secondary resort and might well be considered only upon failure to achieve satisfactory results in pursuing the first options."

The City Manager submits the above report for Council's INFORMATION, noting that since this report was written, the following events have taken place:

- (I) Regarding item 4(B), the Director of Legal Services has determined that treatment centres fall within the present definition of "clinic".
- (II) The Director of Planning has advanced a report recommending by-law amendments as referred to in alternative (5) above.
- (III) The Alcohol and Drug Commission has withdrawn its appeal to the Board of Variance on 7155 Victoria Drive and indications are that 4740 Main Street will not be pursued.

FOR COUNCIL ACTION SEE PAGE(S) 461

MANAGER'S REPORT

C(i)

DATE March 6th, 1979

TO: Vancouver City Council

SUBJECT: Proposed Amendment to Zoning & Development By-law No.  
3575 - Heroin Addiction and Treatment Facilities

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"The use description 'Clinic or Office for Medical, Dental or similar purposes, including associated laboratory facilities' appears as an outright use in the C-2 and C-3A Commercial Districts and as a conditional use in the C-2B, MC-1, M-1, M-1A and M-2 Districts. In the C-1 Commercial District this same use appears as a conditional use although associated laboratory facilities are not permitted.

The Director of Legal Services advises that the proposed heroin addiction and treatment facilities fall within the use description 'Clinic or Office for Medical, Dental or similar purposes'. Therefore, Development Permits must be issued for such facilities within C-2 and C-3A Commercial Districts if the proposed facilities satisfy the regulations of the Zoning and Development By-law (i.e. provision of off-street parking spaces).

In view of the considerable and justifiable community reaction to proposed facility locations, an amendment to the Zoning and Development By-law should be sought to ensure that facilities and services related to drug or alcohol detoxification or rehabilitation are permitted only as conditional approval uses. This will ensure that such facilities are located only on sites where potential incompatibilities with adjoining uses are minimized.

The Director of Planning made application on March 6th, 1979 to undertake the necessary amendments to the Zoning and Development By-law. This application was made prior to reporting to Council in order that the heroin treatment facility proposed at 7155 Victoria Drive (zoned C-2) might be withheld should the Board of Variance overturn the Director of Planning's refusal of Development Permit No. 82856 by allowing the appeal. The appeal to the Board of Variance will be considered on Wednesday, March 7th, 1979.

Under Section 570(2) of the Vancouver Charter, a Development Permit Application may be withheld for a period of 30 days from the date of application for the permit, and Council may also withhold the permit for a further 60 days if, in the opinion of Council, the development proposed would be at variance or in conflict with the proposed zoning by-law amendment. Should the Board of Variance grant the appeal on 7155 Victoria Drive, a new Development Permit Application (without fee) would be required of the applicants. The initial 30 day period would commence with the date of this application.

The application by the Director of Planning to amend Zoning and Development By-law No. 3575 would result in by-law alterations as noted below:

1. C-2 and C-3A Districts: Clinics or offices for medical, dental or similar purposes, including associated laboratory facilities, would remain as an outright use. Excluded would be services related to drug or alcohol detoxification or rehabilitation. These would be permitted as a conditional use in these zones.
2. C-2B, MC-1, M-1, M-1A and M-2 Districts: Clinics or offices for medical, dental or similar purpose, including associated laboratory facilities, would remain as a conditional use. Also permitted as a conditional use would be services related to drug or alcohol detoxification or rehabilitation.

3. C-1 District: Clinics or offices for medical, dental or similar purpose (but not including associated laboratory facilities) would remain as a conditional use. Services related to drug or alcohol detoxification or rehabilitation would not be permitted in this zone.

RECOMMENDATION: The Director of Planning recommends:

That the application by the Director of Planning to amend the C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 Districts of Zoning and Development By-law No. 3575 be referred direct to Public Hearing."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 461

MANAGER'S REPORT

D

DATE March 9, 1979

TO: VANCOUVER CITY COUNCIL  
 SUBJECT: Downtown Community Health Society  
 CLASSIFICATION: RECOMMENDATION

The Acting Medical Health Officer reports as follows:

'The accompanying letter from the Minister of Health requests the City of Vancouver to "assume administrative responsibility for the operation of the clinical services" currently provided by the Downtown Community Health Society. This responsibility, if the City is in agreement, is to commence March 19, 1979.

In considering the request, Council should be aware of the scope of the service and some of the implications of responsibility.

- (1) Population Served - residents of the Downtown Eastside area. Approximately 2,000 visits are made to the Clinic each month.
- (2) Services Provided - (a) medical treatment services;  
 (b) dental treatment services;  
 (c) food store, which allows for small-quantity purchases of non-perishable food items at low costs;  
 (d) medical services are also provided to residents of Cordova House, Victory House, Pender Detoxification Centre and to the two local homemaker agencies.
- (3) Staffing - 20 employees consisting of the administrative, professional, clerical and support staff. Non-professional staff have recently been certified under the V.M.R.E.U., and will presumably transfer to the City contract with this Union.
- (4) Budget - The approximate cost of these services in 1978 was \$400,000 provided by grants from the Ministry of Health, Medical Services Commission, fees (Dental Clinic) and a small income from food store sales.
- (5) Space - 6,500 square feet at 373 East Cordova Street are currently rented from Catholic Charities for \$500 per month. This space is available with a lease option to September, 1980.
- (6) Assets - Medical and dental clinical supplies and equipment and all furnishings and fixtures are the property of the Downtown Community Health Society. In view of the temporary nature of the responsibility by the City and the expected return of responsibility to a stable, reconstituted Society, it is assumed that these assets will continue to be available to the clinic staff.

If the City agrees to assume temporary responsibility, a detailed budget will be prepared by this Department and submitted for the approval of the Ministry of Health. The budget submission will recover direct and indirect costs to the City for the operation. If the assets referred to above are not transferred, the budget will also include provision for their replacement.

Continued . . . .

Re: Downtown Community Health Society - 2 -

March 9, 1979

'Your Acting Medical Health Officer recommends that

- A. the City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, subject to satisfactory budget arrangements with the Province.
- B. the Director of Personnel Services be directed to review and classify the positions affected;
- C. in conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.'

The City Manager RECOMMENDS approval of the recommendations of the Acting Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 460 & 461

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 1, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 1, 1979, at 2:00 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
 Alderman Ford  
 Alderman Little  
 Alderman Marzari  
 Mayor Volrich

ALSO

PRESENT: Alderman BoyceABSENT: Alderman GerardCLERK: G. BardenRECOMMENDATION1. 1979 Supplementary Capital Budget

The Committee considered the attached Manager's report dated February 14, 1979, wherein the Director of Finance reported on the 1979 Supplementary Capital Budget and a report dated February 1979 on Submissions from the various departments and Boards. The Manager's report gives details on the three major sources of funding for the Supplementary Capital Budget which are:

- (a) Contribution from the Operating Budget
- (b) Community Services Grant Programs
- (c) Municipal Incentive Grants

and Timing for Review of the Supplementary Capital Budget, Procedure for 1979, Priority Setting Procedure, Operating Costs and Analysis of Projects.

It was noted that in the Preliminary Capital Budget, provision was made for approximately \$6½ million for the Supplementary Capital Budget and the Committee should aim at \$5 - \$6 million or less in Priorities One and Two.

The following procedure was set out for the Committee to follow in 1979:

- (1) To review all submissions for the Supplementary Capital Budget and to rank them in priority order.
- (2) To review the Supplementary Capital Budget at the same time as the Basic Capital Budget in order that any spillovers from the Basic to the Supplementary Capital Budget can be evaluated in terms of the overall priorities within the Basic Capital Budget.
- (3) After the Operating Budget has been adopted by Council, the top priority projects in the Supplementary Capital Budget can be approved and funded to the limit of capital funds provided from the Operating Budget plus Municipal Incentive Grants.

Report of Standing Committee  
on Finance and Administration  
March 1, 1979 . . . . . (I-2)

Clause No. 1 cont'd

- (4) Once the City gets approval of funds from the Federal Community Services Grant Program, those high priority projects which are currently unfunded can then be approved and funded.
  - (5) Once the City gets approval for the balance of the claims yet unpaid from the Municipal Incentive Grants program, high priority eligible projects can then be approved and funded.

The Committee heard presentations from the various departments and Boards on 75 projects and established priorities as set out in the attached sheet using the following priority setting procedure:

- (1) Highest Priority - projects already approved by Council.
  - (2) Second Priority - high priority projects where there is a demonstrated need for immediate action on the project or where there are demonstrable savings to be realized by undertaking the project.
  - (3) Third Priority - middle priority projects where the work required will maintain the current level of service.
  - (4) Fourth Priority - middle priority projects where the project creates a new or higher level of service.
  - (5) Lowest Priority - projects of undetermined priority where the need for the project has not been substantiated or where the Committee feels the project is of overall lower priority, or where the project can be delayed without a significant cost increase.

It was noted that the total of projects placed in Priority One and Priority Two by the Committee was \$4,023,000.

The Committee also considered a letter dated February 6, 1979, (copy attached), from the Board of Parks and Recreation requesting approval of funds in advance of the 1979 Supplementary Capital Budget for the following projects:

Lumberman's Arch Concession Replacement  
Stanley Park Zoo Rehabilitation  
Stanley Park Pedestrian/cycle Pathway Project  
Kitsilano Beach Park - Showboat Renovation

Following discussion, it was

**RECOMMENDED**

- A. THAT Council give advance approval of \$523,850 in the 1979 Supplementary Capital Budget for the following items in the Park Board Budget:

- |       |   |           |
|-------|---|-----------|
| (i)   | Lumberman's Arch Concession Replacement       | \$175,000 |
| (ii)  | Stanley Park Zoo Rehabilitation               | 225,000   |
| (iii) | Stanley Park Pedestrian/Cycle Pathway Project | 73,850    |
| (iv)  | Kitsilano Beach Park - Showboat Renovation    | 50,000    |

- B. THAT the foregoing report be received for information.

Report of Standing Committee  
on Finance and Administration  
March 1, 1979 . . . . .

(I-3)

2. Computer System Expansion

The Committee considered the attached Manager's report dated February 14, 1979 on Computer System Expansion to be funded from the 1979 Supplementary Capital Budget. The Computer Services Division of the Finance Department does work for all departments and Boards and there is a general lack of satisfaction with the Engineering Department in particular being very unhappy with the level of information system. The present system is incapable of handling more work during the day shift where most of the increased demand needs to be satisfied. It is proposed, as a first stage, to upgrade the present system at a onetime cost of \$699,300 plus transportation costs estimated at \$5,000. The Director of Finance reported that the upgraded system would give improved productivity and a staff savings of approximately 8 people in two or three years.

The Committee questioned the anticipated staff savings and over what period of time, what functions would be improved, how long would this system last, justification of what the actual savings would be, etc. After further discussion, it was

RECOMMENDED

THAT the matter be deferred pending a further more detailed report from the Director of Finance as discussed.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 464A